

PROPOSED SITE IMPROVEMENT PLANS

for

Assessors Map 55 Lot 94

88 Worcester Street

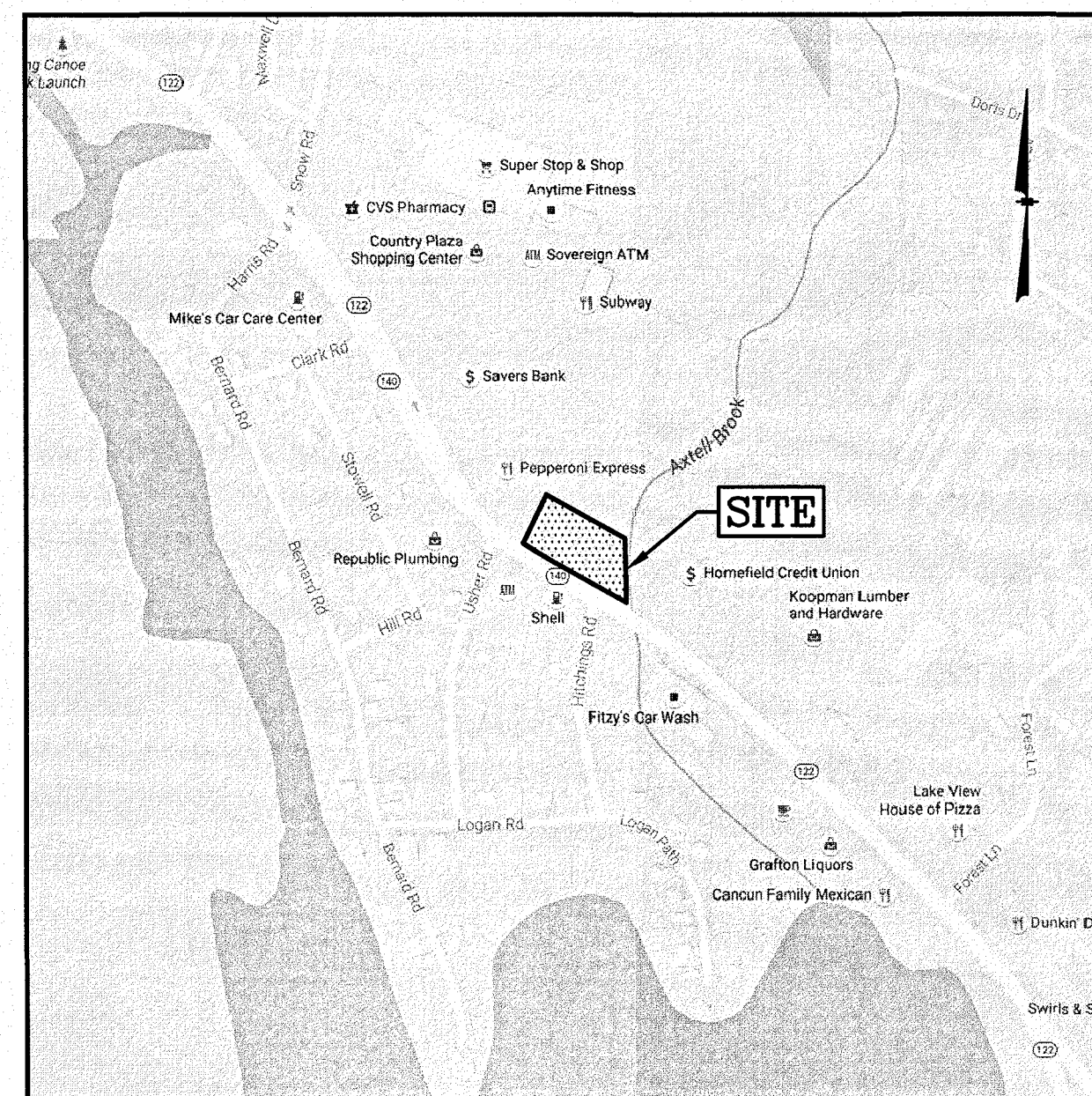
Grafton, Massachusetts

Prepared for:

Petrogas Group New England, Inc.

168 North Main Street


Andover, Massachusetts 01810



LOCUS PLAN
NOT TO SCALE

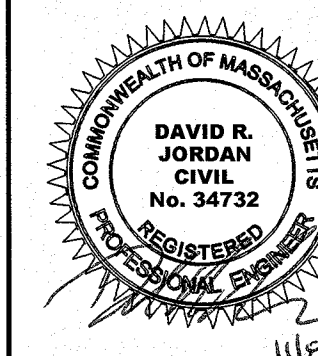
INDEX TO DRAWINGS

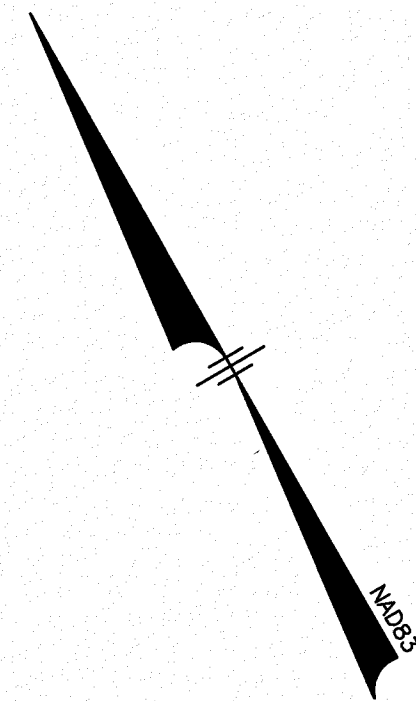
1. TITLE SHEET
2. EXISTING CONDITIONS PLAN
3. DEMOLITION PLAN
4. SITE PLAN
5. GRADING, DRAINAGE, & UTILITIES PLAN
6. EROSION AND SEDIMENT CONTROL PLAN
7. LANDSCAPE PLAN
8. DETAIL SHEET
9. DETAIL SHEET
10. DETAIL SHEET
- 1 OF 1. TRUCK TURN PLAN
- 1 OF 2. LIGHTING PLAN (RL-4770-S1-R1)
- 2 OF 2. LIGHTING DETAILS (RL-4770-S1-R1)
- 1 OF 2. BUILDING ELEVATIONS (A101)
- 2 OF 2. BUILDING ELEVATIONS (A102)
- 1 OF 1. RETAIL FUEL CANOPY ELEVATIONS

1	REVISE SHEETS 2 & 4	PWM	11/8/17
NO.	DESCRIPTION	BY	DATE
REVISIONS			
TITLE SHEET			
ASSESSORS MAP 55 LOT 94 88 WORCESTER STREET GRAFTON, MASSACHUSETTS PREPARED FOR: PETROGAS GROUP NEW ENGLAND, INC. 168 NORTH MAIN STREET ANDOVER, MASSACHUSETTS 01810			
		44 Shiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com	
SCALE: NTS		DATE: NOVEMBER 7, 2017	
DRAWN BY: SJB		CHECKED BY: DRJ	
PROJECT NO. 408816		SHEET NO. 1 OF 10	

APPROVED BY THE GRAFTON, MA PLANNING BOARD ON: _____

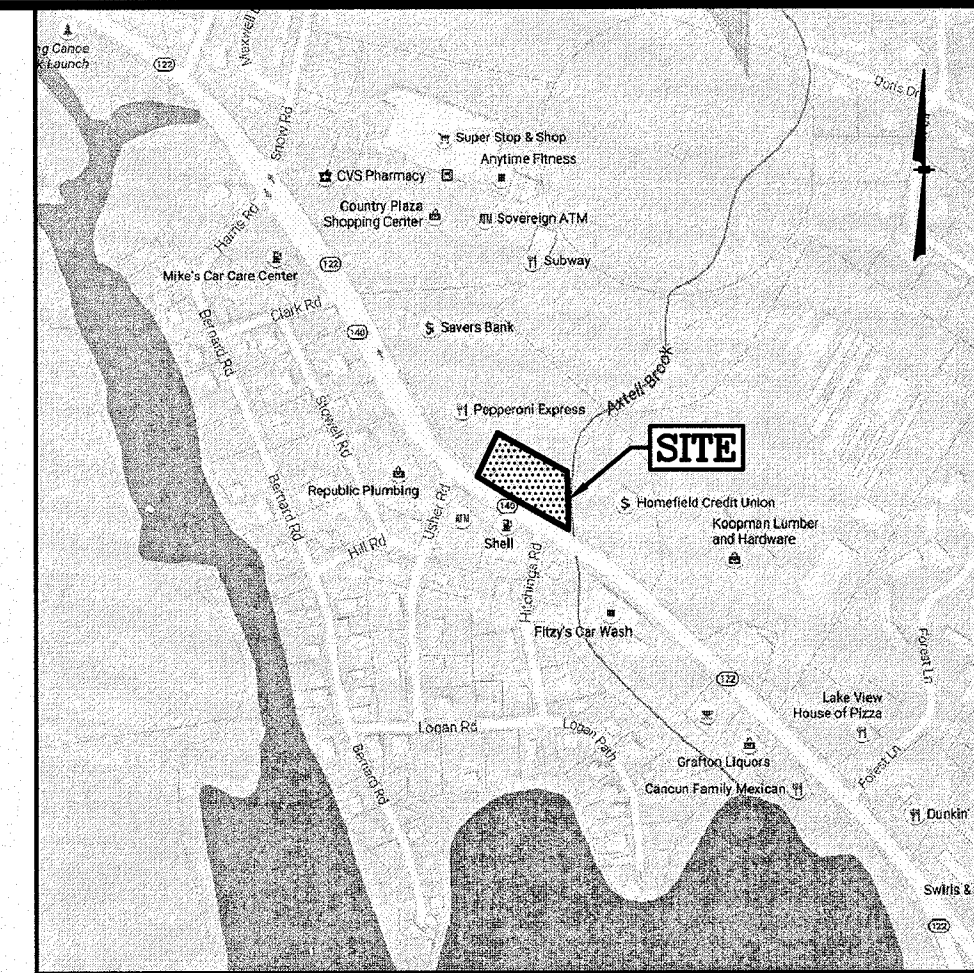
CERTIFIED BY: _____





PLAN REFERENCE:

- 1) WORCESTER DISTRICT REGISTRY OF DEEDS (W.D.R.D.) PLAN BOOK 41 PLAN 14
- 2) W.D.R.D. PLAN BOOK 147 PLAN 119
- 3) W.D.R.D. PLAN BOOK 182 PLAN 25
- 4) W.D.R.D. PLAN BOOK 151 PLAN 46
- 5) W.D.R.D. PLAN BOOK 182 PLAN 25
- 6) W.D.R.D. PLAN BOOK 246 PLAN 25
- 7) W.D.R.D. PLAN BOOK 327 PLAN 42
- 8) W.D.R.D. PLAN BOOK 528 PLAN 100
- 9) W.D.R.D. PLAN BOOK 722 PLAN 97
- 10) W.D.R.D. PLAN BOOK 736 PLAN 118
- 11) STATE HIGHWAY LAYOUT (S.H.L.O.) #1389
- 12) S.H.L.O. #2580



LOCATION MAP

(NOT TO SCALE)

NOTES:

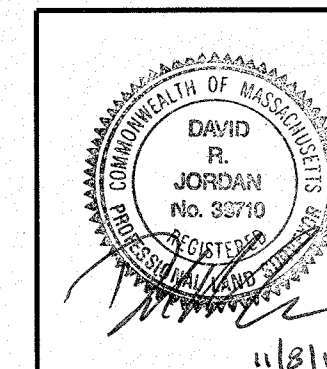
- 1) ZONE: COMMUNITY BUSINESS (CB) DISTRICT
MIN. LOT SIZE: 40,000 Sq.Ft.
MIN. LOT FRONTAGE: 140 Ft.
SETBACKS:
FRONT 40 Ft.
SIDE 15 Ft.
REAR 15 Ft.
REFER TO THE TOWN OF GRAFTON ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES.
- 2) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 17, 2017. CURB ELEVATIONS SHOWN ARE AT THE "TOE" OF CURB. CURBS ARE 0.50'± HIGH.
- 4) HORIZONTAL DATUM IS BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON MAY 17, 2017.
- 5) A PORTION OF MAP 55 LOT 94 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) WITH A BASE FLOOD ELEVATION OF 307.1 (NAVD88) PER FLOOD INSURANCE RATE MAP NUMBER 25027C0829E WITH AN EFFECTIVE DATE OF JULY 4, 2011 AND THE FLOOD INSURANCE STUDY OF WORCESTER COUNTY REVISED JULY 16, 2014 (FLOOD PROFILE 10P).
- 6) SEE BOOK 16733 PAGE 390 FOR VARIANCE GRANTED TO ALLOW THE CONSTRUCTION OF A CANOPY.
- 7) SEE BOOK 10029 PAGE 37 FOR VARIANCE GRANTING THE CONSTRUCTION OF A SIGN WHOSE DIMENSIONS ARE 8'-2-1/2" WIDE X 3'-7" HIGH TO BE ERRECTED AND CHANGED.

CERTIFICATIONS:

- 1) I CERTIFY THAT THIS SURVEY PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE WAYS ALREADY ESTABLISHED. THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.
- 2) I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.
- 3) I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

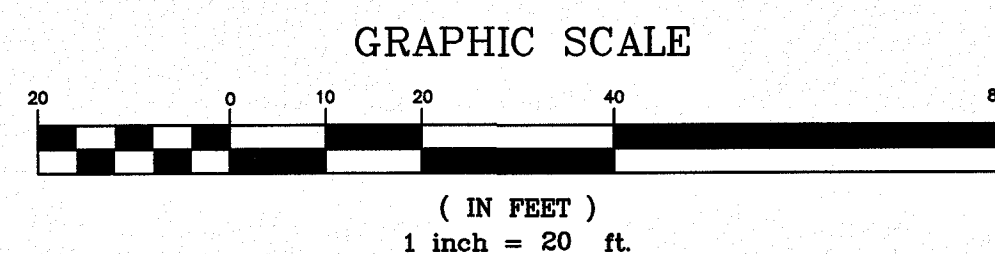
DAVID R. JORDAN, P.L.S. 11/8/17
DATE

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1	ADD CANOPY SETBACKS	PWM	11/8/17
EXISTING CONDITIONS PLAN			
ASSESSORS MAP 55 LOT 94 88 WORCESTER STREET GRAFTON, MASSACHUSETTS PREPARED FOR: PETROGAS GROUP NEW ENGLAND, INC. 168 NORTH MAIN STREET ANDOVER, MASSACHUSETTS 01810			
44 Stiles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com			
SCALE: 1"=20' DATE: NOVEMBER 7, 2017 DRAWING NO. 408816.DWG DRAWN BY: JAC CHECKED BY: DRJ PROJECT NO. 408816 SHEET NO. 2 OF 10			



OWNER OF RECORD:

LEEMILT'S PETROLEUM INC.
TWO JERICHO PLAZA
WING C, SUITE 110
JERICHO, NY 11753
BOOK 30031 PAGE 198



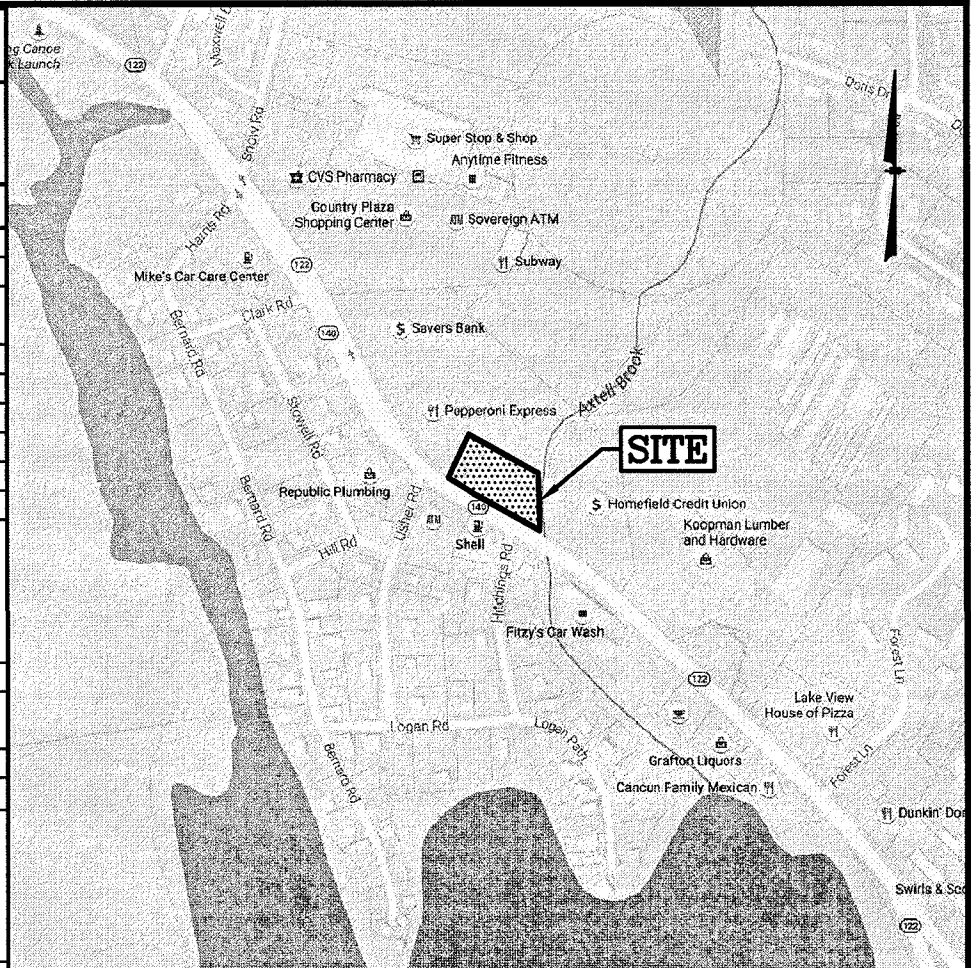
LEGEND

VBC	VERTICAL BITUMINOUS CURB	Q	UTILITY POLE
VCC	VERTICAL CONCRETE CURB	Ø	DRAIN MANHOLE
VGC	VERTICAL GRANITE CURB	⊙	SEWER MANHOLE
SSWL	OVERHEAD SERVICE WIRES	⊠	GAS METER
—W—	SINGLE SOLID WHITE LINE	•	SPOT ELEVATION
—G—	WATER LINE	+	BOLLARD
—G—	GAS LINE	+	SIGN
—W—	WETLAND LINE	•	OBSERVATION WELL
—90—	CONTOUR ELEVATION	⊙	TREE
—O—	CHAIN LINK FENCE		

SIGN KEY			
SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS	NUMBER OF SIGNS
R1-1	R/W	30" x 30" NEW SIGN WITH POST	2
R7-8	B/W	12" x 18" NEW SIGN WITH POST	1
R7-8A	B/W	12" x 6" NEW SIGN WITH POST	1

TABLE OF ZONING REGULATIONS - GRAFTON, MA
ZONE: COMMUNITY BUSINESS (CB) DISTRICT & WATER SUPPLY PROTECTION (WSP) OVERLAY DISTRICT

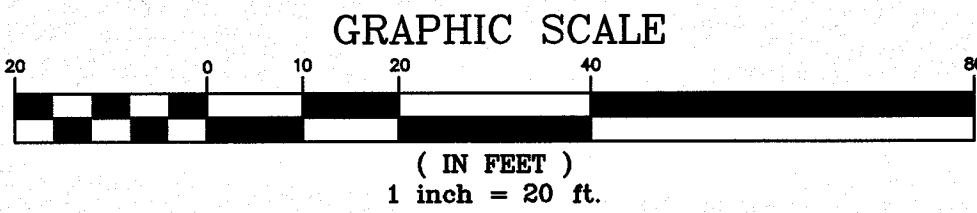
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
MINIMUM LOT AREA (SF)	40,000 SF	30,414 SF	30,414 SF (EXISTING)
MINIMUM LOT FRONTAGE	140'	275' ±	275' ±
MINIMUM FRONT YARD SETBACK	40'	BUILDING = 16.4' ± CANOPY = 10.0'	BUILDING: 16.4' ± (EXISTING TO REMAIN) CANOPY: 10.5'
MINIMUM REAR YARD SETBACK	15'	41.2' ±	41.2' ± (EXISTING TO REMAIN)
MINIMUM SIDE YARD SETBACK	15'	17.3' ±	17.3' ± (EXISTING TO REMAIN)
MINIMUM FRONT YARD LANDSCAPE BUFFER	10'	0'	(EXISTING TO REMAIN)
MINIMUM REAR YARD LANDSCAPE BUFFER	10'	1.5'	10'
MINIMUM SIDE YARD LANDSCAPE BUFFER	10'	>10'	>10'
PARKING SPACE DIMENSIONS	8.5'x18'	NONE STRIPED	8.5'x18', 8'x18'
MINIMUM NUMBER PARKING SPACES	1 SPACE PER 200 SF OF BUILDING AREA (EXCLUDING STORAGE) (2,080 SF - 300 SF STORAGE)/200 9 SPACES	NONE STRIPED	18 SPACES
MINIMUM OPEN SPACE	25%	38%	46%
MINIMUM WETLAND SETBACK	25' NO-DISTURB BUFFER	-	NO NEW ENCROACHMENT. REMOVE EXISTING PAVEMENT WITHIN BUFFER
MAXIMUM BUILDING HEIGHT	35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	30%	<30%	<30%
MAXIMUM FREESTANDING SIGN AREA, HEIGHT & SETBACK	1 SF PER 4 LF OF LOT FRONTAGE (MAX 75 SF) = 275LF/4 = 68 SF ALLOWED. 10' HEIGHT PLUS 1' ADDITIONAL FOOT PER EVERY 2 FEET OF SETBACK DISTANCE (MAX 25'), 12' SETBACK = 18' HEIGHT ALLOWED.	-	64 SF, 20' HIGH, 12' SETBACK (SPECIAL PERMIT REQUIRED FOR SIGN HEIGHT)*
WALL SIGN AREA	ONE PRIMARY, MAX 1.25 SF PER LINEAR FOOT OF WALL = 61 LF x 1.25 = 76 SF AND ONE SECONDARY WALL FACING STREET, MAX 6 SF	-	PRIMARY = 85.3 SF (SPECIAL PERMIT REQ'D)* SECONDARY = 52.5 SF (SPECIAL PERMIT REQ'D)* CANOPY SIGNS = 33 SF (EACH) - 66 SF TOTAL (SPECIAL PERMIT REQ'D)*



LOCATION MAP
(NOT TO SCALE)

NOTES:

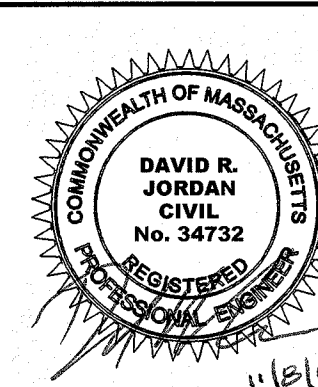
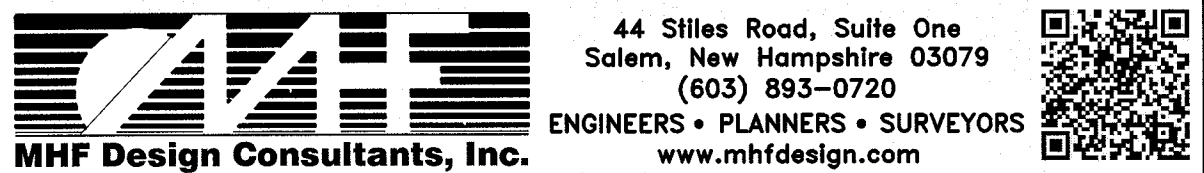
- EXISTING BOUNDARY AND PLANNIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
- TAX MAP 55 LOT 94
- ZONING DISTRICT: COMMUNITY BUSINESS (CB) DISTRICT & WATER SUPPLY PROTECTION (WSP) OVERLAY DISTRICT.
- EXISTING USE: FORMER RETAIL MOTOR FUEL OUTLET WITH 2,080 SF SERVICE STATION WITH 3 BAYS AND FUEL DISPENSING CANOPY WITH 3 DISPENSERS (6 FUELING LOCATIONS), AND A SEPARATE DIESEL DISPENSER (2 FUELING LOCATIONS).
- PROPOSED CHANGES: CONVERT THE EXISTING SERVICE STATION INTO A CONVENIENCE STORE. ALL EXISTING FUEL DISPENSER ISLANDS AND THE EXISTING CANOPY ARE TO BE REMOVED. A NEW CANOPY WITH FOUR NEW DISPENSER ISLANDS (8 FUELING LOCATIONS) IS PROPOSED. EXISTING UNDERGROUND FUEL STORAGE TANKS TO REMAIN.
- THIS SITE PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010.
- THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
- WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (811) PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF GRAFTON AND THE COMMONWEALTH OF MASSACHUSETTS.
- A PORTION OF MAP 55 LOT 94 IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) WITH A BASE FLOOD ELEVATION OF 307.1 (NAVD88) PER FLOOD INSURANCE RATE MAP NUMBER 25027C0829E WITH AN EFFECTIVE DATE OF JULY 4, 2011 AND THE FLOOD INSURANCE STUDY OF WORCESTER COUNTY REVISED JULY 16, 2014 (FLOOD PROFILE 10P).
- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
- A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
- PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A MASSACHUSETTS DEP AIR QUALITY PERMIT DWP AQ 06.
- TANK VENTS SHALL BE LOCATED A MINIMUM OF 10 FEET FROM ANY SITE LIGHT POLE.



1	REVISE EXISTING CANOPY SETBACK	PWM	11/8/17
NO.	DESCRIPTION	BY	DATE
REVISIONS			

SITE PLAN

ASSESSORS MAP 55 LOT 94
88 WORCESTER STREET
GRAFTON, MASSACHUSETTS
PREPARED FOR:
PETROGAS GROUP NEW ENGLAND, INC.
168 NORTH MAIN STREET
ANDOVER, MASSACHUSETTS 01810



SCALE: 1"=20'	DATE: NOVEMBER 7, 2017	DRAWING NO. 4088SP.DWG
DRAWN BY: SJB	CHECKED BY: DRJ	PROJECT NO. 408816
		SHEET NO. 4 OF 10

MAP 46 LOT 68
N/F FRANK E. GROCCIA, JR
4 JANET CIRCLE
GRAFTON, MA 01536
BOOK 9899 PAGE 369

MAP 46 LOT 68A
N/F FRANCINE A. KARASKA
21 HERITAGE LANE
GROTON, MA 01450
BOOK 52587 PAGE 358

MAP 46 LOT 68B
N/F FRANK E. GROCCIA, JR
4 JANET CIRCLE
GRAFTON, MA 01536
BOOK 9899 PAGE 369

MAP 46 LOT 68C
FRANK E. GROCCIA
PO BOX 223
N GRAFTON, MA 01536
BOOK 5360 PAGE 26

MEAN ANNUAL HIGH WATER LINE (MAHWL)
AS DELINEATED BY STOCKMAN ASSOCIATES
ON MARCH 12, 2017
(SERIES WF-C1 - WF-C4)

BW/BANK DELINEATION AS
DELINATED BY STOCKMAN
ASSOCIATES ON MARCH 12, 2017
(SERIES WF-B1 - WF-B8)

CONVERT EXISTING
BUILDING TO A 2,080 SF
CONVENIENCE STORE

1/2" IRON ROD
FOUND UP 0.1'

CONCRETE SIDEWALK

PROP. VERTICAL
GRANITE CURB
IN ROW (TYP.)

PROP. (R1-1)
SIGN

EXISTING CANOPY
SETBACK = 10.0'

APPROXIMATE LOCATION
OF 8" WATER MAIN

119+00

120+00

121+00

122+00

123+00

124+00

125+00

126+00

127+00

128+00

129+00

130+00

131+00

132+00

MAP 55 LOT 94
30,414 Sq.Ft
0.698 Ac.±

WF-C4

WF-C3

WF-C2

WF-B8

WF-B7

WF-B6

WF-B5

WF-B4

WF-B3

WF-B2

WF-B1

WF-A11

WF-A10

WF-A9

WF-A8

WF-A7

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